

Saxton Mee



Newton Avenue Stocksbridge Sheffield S36 1EL
Price £249,995



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Sheffield S36 1EL

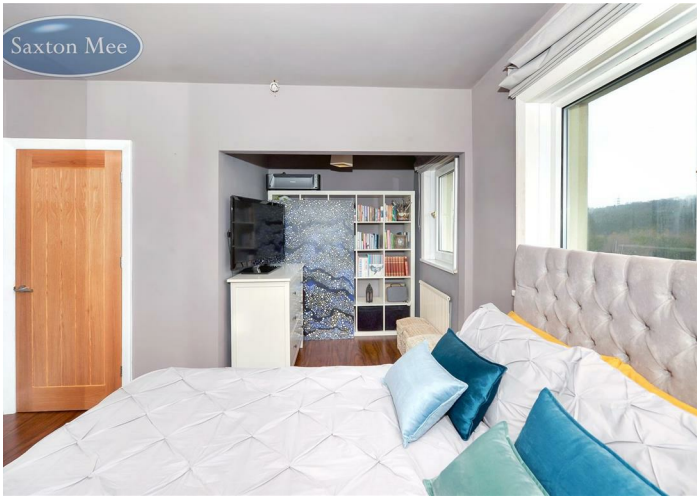
Price £249,995

PRICE £249,995** FREEHOLD ** SOUTH FACING GARDEN **NO CHAIN **

Situated in this popular residential area is this effectively extended, four bedroom semi-detached property which enjoys a lovely south facing rear garden and benefits from a garage, uPVC double glazing and gas central heating throughout. In brief, the spacious and well presented living accommodation comprises: front uPVC door which opens into the entrance hall with access into the superb lounge/diner and kitchen. There is a lovely bay window to the front and sliding patio doors to the rear, making this a bright and airy space. The two exposed chimney breasts provide focal points. Attractive tiling to the floor continues into the modern kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is space for a Range cooker, plumbing for a washing machine along-with integrated fridge freezer and dishwasher. Useful under stair storage with space for a tumble dryer. A uPVC door opens into a multi-purpose room with sliding doors to the front, this room is currently used for a hot tub which is included in the sale. Access down the side of the kitchen. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the four bedrooms and the bathroom. Bedrooms one and four are both front facing. Bedrooms two and three overlook the rear garden. Bedroom two has access into an occasional loft room which has been decorated and has a Velux window. The bathroom has a three piece suite and includes bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- FOUR BEDROOM SEMI-DETACHED
- SOUTH FACING GARDEN
- DETACHED GARAGE
- SUPERB OPEN PLAN LOUNGE/DINER & KITCHEN
- FOX VALLEY SHOPPING CENTRE
- MOTORWAY LINKS & PUBLIC TRANSPORT
- AMENITIES CLOSE-BY





OUTSIDE

Detached garage. Lawn front garden with a path and steps which lead to the entrance door. Access down the side of the property which leads to the fully enclosed, south facing rear garden which includes a block paved patio, greenhouse and barbecue area.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

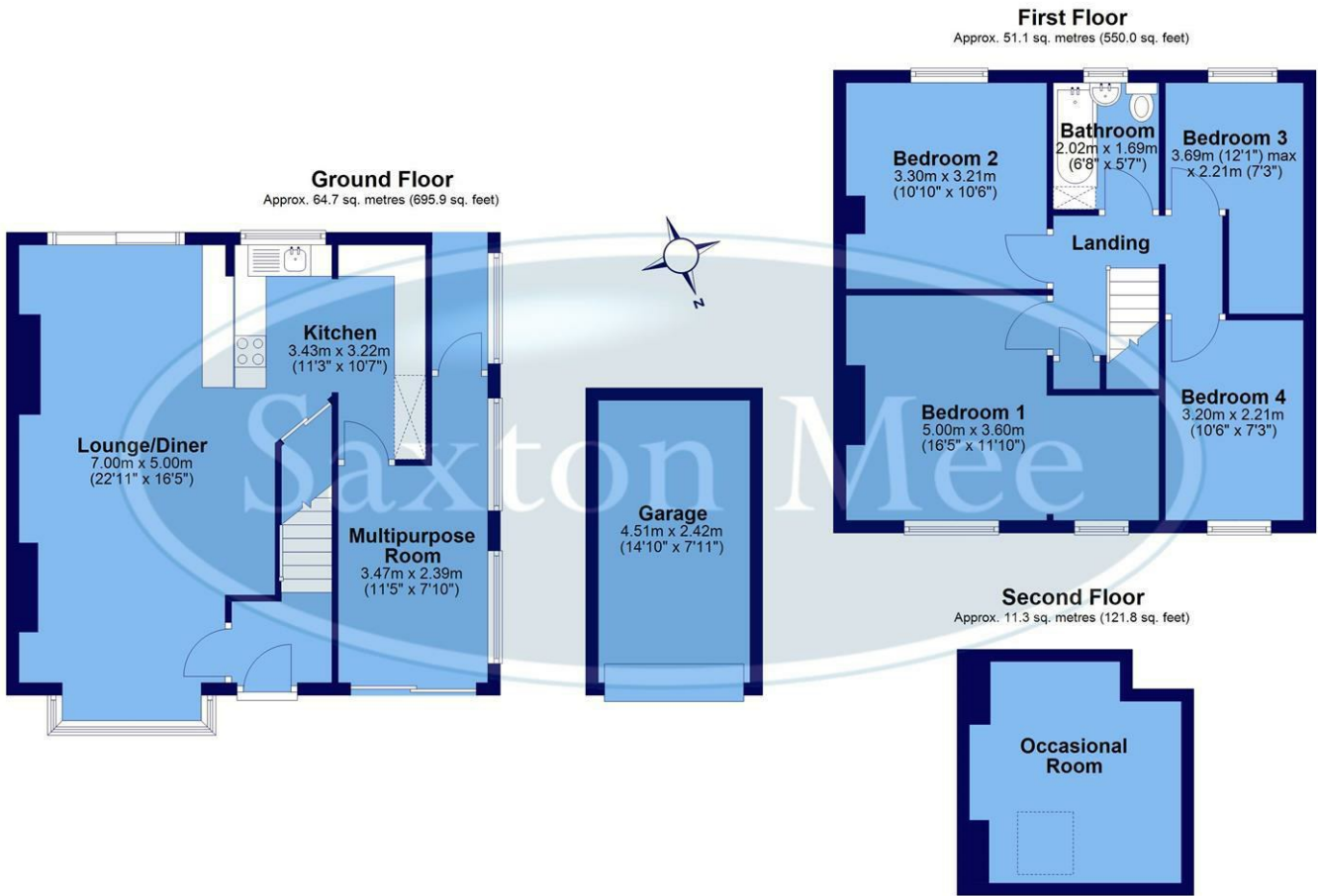
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 127.1 sq. metres (1367.7 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-101) A		Very environmentally friendly - lower CO ₂ emissions (92-101) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
71	84		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC